

1.85 Acres/.75 Hectares

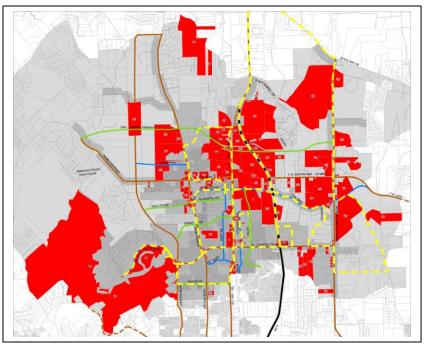
US Highway access 677 feet/207 meters east

**Utilities** 

Greenfield with residences

Leander Smart Code, Planned Unit Development (PUD) Overlay

Mr. Jody P. Giddens Giddens Real Estate 1633 Highway 183 Leander TX 78641 (512) 431-7096 phone (512) 515-6163 facs jodygidd@aol.com



Property										
Total Acreage: 1.85 acres/.75 hectares					Map: MAPSCO Austin 2006 Street Guide, pg. 312, Sec. X					
Location										
City: Leander ( <u>www.wcad.org</u> tax id#: R036035, R-17-W334- 0060-0001-0004)						County: Williamson				
Address/Directions: 303 W	lest B	roade Stree	t, Leand	er TX 78641						
Within City Limits: Yes					Distance from City Limits: Not Applicable					
Distance to US Highways: 677 feet/207 meters east Distance to Interstate Highways: 10 miles/16.1 km						Type of Zoning: Leander Smart Code, Planned Unit Development (PUD) Overlay				
General Site Informat	ion									
Previous Use of Site: Resi	Genera	l Condition: 0	iood Dimensions: 304 x 300			feet/93 x 91 meters (irregular)				
Soil Composition (based up Survey of Williamson Cour Doss: moderately deep, sh cobbly, and stony soils for earths; on uplands with 1 th Adjoining Acreage Availab	nty, Iss nallow med in o 8 pe	sued Janua and very s n indurated rcent slope	ry of 198 hallow, c fracture s	3): Denton-Ecalcareous, cla	ckrant- yey, limey	corrosion		i steel :	rate with a high risk of and a low risk of pplicable	
Improvements										
Road Distance to Rail: 1 mile/1.6 km					Name of Railroad: Union Pacific, Southern Pacific, Capital Met Commuter Rail					
Proximity to Port(s): Three (3) hours to Port of Houston					Other Improvements: Not Applicable					
Fenced: Yes					Landscaped: Yes					
Located within an Industrial Park: No					Type of Business: Residential					
Deed Restriction(s): Not Applicable					Covenants: Not Applicable					
Utilities										
City of Leander Services: Department of Engineering, (512) 528-2700			inches	Size of Neare /5.08 cm re: 60 psi/414				Sewer - Size of Nearest Line: 6 inches/15.24 cm		
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041			Facs: (512) 268-0328		28	Email: Trista.fugate@peci.com		
Natural Gas Service: ATMOS End (512) 310-3810		ergy,	y, Size of Nearest Line:		6 inch/15.2 cm Poly			Pressure: Intermediate Pressure		
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424			Facs: (512) 870-4475 (979) 595-2445		′5 and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.con		
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709			Facs: (512) 746-5807		Email: clawsondisp@earthlink.net			
Sales Information										
Contact: Mr. Jody Giddens	Phone	e: <b>(512) 43</b> 1	I <b>-7096</b>	Facs: (512) 515-616		Email: jodygidd@aol.com			Web Site: Not Applicable	
Sales Price: \$385,000						Lease Price: Not Applicable				
Comments: This property Development. US 183 acce feet/305 meters north of thi	ess is	677 feet/207								